



**TOWN OF ABINGDON, VIRGINIA
HISTORIC PRESERVATION
REVIEW BOARD MEETING
WEDNESDAY, JUNE 7, 2023 – 5:30
P.M.**

**REGULAR MEETING – COUNCIL CHAMBERS
MUNICIPAL BUILDING, 133 W. MAIN STREET
CONTACT: GABRIEL CRISTOFARI
email: gcristofari@abingdon-va.gov
Phone: 276-628-3167**

Welcome to the Historic Preservation Review Board Regular Meeting. This is a citizen Board, appointed by the Town Council, to interpret and uphold the Historic Preservation Ordinance, which is Article 8 of the Abingdon Zoning Ordinance that protects the Historic District of Abingdon, which has been designated the Old and Historic District. Our aim on this Board is to provide a positive bridge between the property owners of the district and the design review process, so we welcome you to today's meeting. We appreciate your interest and we encourage public participation in our meeting. Your comments are important to our decision making process. Anyone addressing the Board will approach the podium, identify your first and last name and give your complete mailing address.

- A. WELCOME – Betsy White**
- B. ROLL CALL – Gabriel Cristofari, Senior Planner/GIS Specialist**
- C. APPROVAL OF MINUTES**
 - May 3, 2023 – Regular Meeting
 - May 16, 2023 – Special Called Meeting
- D. CERTIFICATE OF APPROPRIATENESS/SPECIAL USE PERMIT**
 - 1. Violation Discussion – Anne Hutton, 101 E. Valley Street, Abingdon, VA 24210.**
Owner. Property Maintenance Violation Discussion. Located at 101 E. Valley Street, Abingdon, VA 24210. Tax Map (019-2-16)
 - A. Staff report**
 - B. Applicant presentation**

C. PC discussion and decision

E. PUBLIC COMMENTS

F. OLD BUSINESS/MATTERS NOT ON THE AGENDA

- **180 E Main Street COA Waiver, Repainting Windows**
- **208 E Main Street COA Waiver, Window Sill Repair and Replacement**

G. ADJOURNMENT

**TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
REGULAR MEETING
WEDNESDAY, MAY 3, 2023 – 5:30 P.M.
COUNCIL CHAMBERS– MUNICIPAL BUILDING**

A regular meeting of the Historic Preservation Review Board was held on Wednesday, May 3, 2023 at 5:30 pm in the Council Chambers in the Municipal Building.

A. WELCOME BY– Mrs. Betsy White (Chair)

B. ROLL CALL – Mr. Gabriel Cristofari, Senior Planner/GIS

Members of the Board Present: **Mr. Dwayne Anderson**
 Mr. Peyton Boyd
 Mrs. Brooke Bunn
 Mrs. Betsy White
 Mrs. Kristi Hartshorn

Members Absent: None

Comprising a quorum of the Board – Yes

Administrative Town Staff: **Mrs. Mayana Rice, Assistant Town Manager**
 Mr. Gabriel Cristofari, Senior Planner/GIS
 Mr. Nick Howard, Planning Tech

C. APPROVAL OF MINUTES

➤ **April 5, 2023 – Regular Meeting**

On a motion by Mr. Anderson, seconded by Mrs. Bunn, the HPRB voted to approve the minutes as presented.

The roll call vote was as follows:

Mr. Dwayne Anderson	Aye
Mr. Peyton Boyd	Aye
Mr. Brooke Bunn	Aye
Mrs. Betsy White	Aye
Mrs. Kristi Hartshorn	Abstain

D. CERTIFICATE OF APPROPRIATENESS

1. ***Certificate of Appropriateness – Chris & Leslie Brewer, 212 Whites Mill Road, Abingdon, VA 24210. Owner. Certificate of Appropriateness for Replacement of Front Concrete Walkway and Landscape Lighting. Located at 212 Whites Mill Road, Abingdon, VA 24210. Tax Map (013-1-26)***

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Gabriel Cristofari provided the staff report.

Leslie Brewer (Owner/Applicant) and Nathan Brown of Barrington Landscape Architecture (Representative) has requested approval of a Certificate of Appropriateness for the replacement of the existing concrete walkway and front step with a combination of brick, and bluestone for the walkway, and wood for the front step. Light fixtures positioned throughout the site are proposed too. The property is located at 212 White's Mill Road (013-1-26). The two items proposed here are part of a landscape master plan.

The property is within the Old and Historic Zoning District (Sub-District 2).

According to "Places In Time Volume II" by Nanci C. King the structure at 212 Whites Mill Road was built in 1917 and is known as the Hugh G. Bradley House. The existing walkway and front step are concrete. The proposal you are reviewing today ties into the work approved back in April of 2022.

April 2022: Minutes, refer to included staff report for full details.

Certificate of Appropriateness – Chris & Leslie Brewer, 212 White's Mill Rd, Abingdon, VA.; owner. Nathaniel Brown, Barrington Landscape Architecture LLC; representative. Application for Certificate for landscaping features/grounds. Located at 212 White's Mill Rd. Abingdon, VA 24210. Tax Map No. (013-1-26).

Wavier: Refer to the wavier form and staff findings section of the staff report on wavier for more details.

The Brewers are asking to build a new 21-inch Ballpark Brick-Central Shale brick wall with Portland mortar and a rear privacy fence along Whites Mill Road. A waiver was submitted for expanding the asphalt parking area, new pedestrian walkways, stairs, a rain garden, and new plantings. A bluestone walkway with raised garden beds will separate the main house and the garage. The porch stairs will be repaired to match the existing stairs. Currently, there are pipes protruding from the hillside, these will be eliminated except for one that will be used with the rain garden. It was suggested to use the existing brick from the hillside stairs to build a sidewalk to align with the new walkway.

The rear yard privacy fence will be Western Red Cedar and will be 6 feet in height with BEHR clear waterproof sealer to maintain a natural wood color. The fence will be anchored with concrete footers, which will not be in public view. Fence posts to be 6 x 6 x 6 with WRC post caps. Fence panels to be 8 feet wide, consist of a bottom rail 3 inches off the ground, long vertical boards, a middle rail, shorter vertical rails, and a top rail. The fence will run the entire length of the backyard with a break to allow for a tree.

Mrs. Brewer said that the brick wall would be a natural solution for the property, along with new plants.

On a motion by Mrs. White seconded by Mrs. Hartshorn, the board approved the COA as presented.

The applicant is proposing to replace the existing concrete walkway and front step leading from the Town sidewalk to the full-length front porch. The proposed brick walkway will be set in a running bond pattern with 6" banded bluestone acting as a border around the entire walkway. Two slabs of bluestone will be inserted between the brick creating three roughly equal sections. The front step will be wood painted to match the exiting wooden porch. The riser for the front step will be white and the tread will be painted slate blue. The proposed wooden step will match the existing concrete step in dimensions.

Kichler path lights are proposed to be located at the northwest and southwest corners of the parking area, and along the bluestone path running along the north side of the structure. The path lights stand 2.125 ft. high and have a width of 7.25 in. at the top. Kichler accent lights are proposed to be located in front of the full-length porch within landscaping. All proposed lighting fixtures are aluminum powder coated black. The Design Review Guidelines state light fixtures should be recessed at ground level and a series of small fixtures lining a walkway or driveway is not recommended. The Kichler path lights are not recessed at ground level and are located in such a manner as to line the walkway found along the North elevation of the structure. The accent lights as located according to the plan and by design are more appropriate when referring to the Design Review Guidelines.

Mrs. Hartshorn clarified that there are two light post fixtures being proposed.

Front lights are recessed lights; the north side lighting is raised.

On a motion by Mrs. Hartshorn, seconded by Mr. Boyd, the board voted to approve the application as presented.

The roll call vote was as follows:

Mr. Dwayne Anderson	Aye
Mr. Peyton Boyd	Aye
Mrs. Brooke Bunn	Aye
Mrs. Betsy White	Aye
Mrs. Kristi Hartshorn	Aye

- 2. *Certificate of Appropriateness – Patricia W. Chaney, 112 Valley Street NW, Abingdon, VA 24210. Owner. Certificate of Appropriateness for Exterior Changes. Located at 112 Valley Street NW, Abingdon, VA 24210. Tax Map (012-1-53)***

A. Staff Report

B. Applicant presentation

C. HPRB discussion and decision

Mr. Gabriel Cristofari provided the staff report.

Patricia W. Chaney (Owner/Applicant) has requested approval of a Certificate of Appropriateness for replacing the existing concrete front walkway and steps with brick, refinishing exposed foundation walls, replacement of 17 existing windows, an additional porch railing, and general landscaping. The property is located on 112 W. Valley Street (012-1-53)

The property is within the Old and Historic Zoning District (Sub-District 2).

The Subject Property contains approximately .26 acres and is legally described as LOT - VALLEY ST (Tax Map No. 012-1-53). Generally, the Subject Property is located at 112 W. Main Street.

112 W. Valley Street is a non-contributing one-story, three-bay house built around 1953 in the Ranch style.

Foundation:

The existing exposed foundation on the East, South, and West appears to be constructed of masonry and has a light grey stucco finish. There are several cracks and isolated areas of spalling where a portion of the stucco has popped off.

The applicant is proposing to refinish the exposed foundation sections with an identical or similar light grey color stucco to match the existing. Refinishing would include patching any cracks or spalling observed. This action is waiver eligible.

Front Walkway:

The existing 42.5 in x 46 in. front walkway and steps connecting the Town's concrete sidewalk to the applicant's front porch is concrete. The front porch's foundation is constructed of modern brick and uses tile similar in hue to the bricks used as the porch's foundation for flooring.

The applicant is proposing to replace the existing concrete walkway and steps with brick, similar to the bricks used for the existing structure. The two steps will have be raised to create a more uniform and appropriate riser spacing for safety reasons. Many front walkways connecting a structure's front porch or primary entrance to the Town's concrete sidewalk are brick.

Front Porch Railing:

There is a simple wooden detached railing running along the east side of the front porch steps.

The applicant is proposing to install a railing to the west side of the front porch steps, matching in design, material, and color the existing simple wooden railing found the east side of the front porch steps.

Landscaping:

In the past, there were overgrown bushes and other types of foliage planted along the front of the structure in the existing mulched planting area. Currently there is heavy decayed foliage or no foliage due to the previous plants dying.

The applicant is proposing to plant bushes and assorted other foliage in the mulched planting area where bushes and other types of foliage were planted.

Windows:

All existing window openings have a wooden frame. The windows themselves are vinyl and are of the Simonton brand.

The applicant is proposing to replace 17 existing Simonton windows with new Simonton windows matching the existing in design and material. The only two windows not proposed to be replaced are very small and located on the lower level of the structure. One is in the kitchen and the other is in a back room.

Mrs. Hartshorn clarified with Mrs. Chaney that she is only doing patchwork, instead of redoing the entire foundation.

Mrs. Chaney stated that she is hoping to only do patchwork unless the colors do not match.

Mrs. Chaney plans to do a like for like replacement of her windows.

On a motion by Mr. Boyd, seconded by Mrs. Hartshorn, the board voted to approve the application as presented.

The roll call vote was as follows:

Mr. Dwayne Anderson	Aye
Mr. Peyton Boyd	Aye
Mrs. Brooke Bunn	Aye
Mrs. Betsy White	Aye
Mrs. Kristi Hartshorn	Aye

3. Certificate of Appropriateness – Garrett Jackson, 312 Bradley Street, Abingdon, VA 24210. Applicant. Certificate of Appropriateness for Signage. Located on Sidewalk in front of 108 N Court Street, Abingdon, VA 24210. Tax Map (013-1-63)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Gabriel Cristofari provided the staff report.

Garrett Jackson of Virginia's Lewis and Clark Legacy Trail (Applicant) has requested approval of a Certificate of Appropriateness for a sign. The proposed signage will be a freestanding Virginia Department of Historic Resources Historical Marker. The signage will be fabricated out of steel. The signage will be placed in the sidewalk in front of 108 N. Court Street (013-1-63).

The property is within the Old and Historic Zoning District (Sub-District 1).

The proposed signage will be placed in the Town owned brick sidewalk in front of 108 N. Court Street (013-1-63).

Currently there are two wall signs attached to the primary elevation of 108 N. Court Street. A small bronze National Register of Historic Places (NRHP) plaque identifying the structure's NRHP designation, and a metal plaque providing a brief history of the structure placed by the Old Abingdon Association.

The applicant is proposing to place the freestanding Virginia Department of Historic Resources Historical Marker in the Town owned brick sidewalk in front of 108 N. Court Street.

The signage will be fabricated out of steel and painted silver with black font and outline. This color scheme is standard for the Virginia Department of Historic Resources Historical Markers. The proposed signage will measure 42" x 40" = 11.67 sq. ft. The dimensions of the proposed signage are typical for this type of signage. The Town of Abingdon has many of these markers found throughout but are typically found on the actual parcel the structure or site sits on. For the sign not to interfere with pedestrians, the bottom of the sign must be at least 7 feet from the ground.

The proposed text for the signage:

In 1803, William King built Abingdon's first brick house, calling it 'Grace Hill.' An Irish immigrant, King made his fortune manufacturing salt in nearby Saltville, shipping it down river to New Orleans. William Clark, of the Lewis and Clark Expedition, lodged here on November 12, 1809 while traveling to Washington, referring to it as the 'Brick House.' Clark had previously lodged at King's Boat Yard, in present-day Kingsport, Tennessee and at "Capt.

Creg's" located one-mile west of here at the Muster Grounds, in 1801. Clark and Captain Merriwether Lewis, along with western Native tribal delegations, passed through Abingdon in 1806, on their way to report to President Jefferson, after their expedition to the Pacific.

The proposed signage is larger than OH standards typically allow.

Applicant stated that the white, Old Abingdon Association sign currently on the corner of the house is planned to be removed. The board stated that they would like to keep the sign.

Board asked if there is any possibility to lower the height of the sign. The proposed sign is currently 7 feet high from the base. The sign will need to be parallel to the building due to town sidewalk regulations.

The board would like to approve the sign and leave the orientation of the sign up to the committee and DHR.

On a motion by Mrs. Hartshorn, seconded by Mr. Anderson, the board voted to approve the design of the signage, but not the location. Signage location will be determined between applicant and Town staff at a later date.

The roll call vote was as follows:

Mr. Dwayne Anderson	Aye
Mr. Peyton Boyd	Aye
Mrs. Brooke Bunn	Aye
Mrs. Betsy White	Aye
Mrs. Kristi Hartshorn	Aye

PUBLIC COMMENTS - None

E. BUSINESS/MATTERS NOT ON THE AGENDA

- 112 E. Main Street, COA Waiver for Window Shutter & Trim Repainting
- Kevin Worley presenting proposed sidewalk repair sections
- Historic Preservation Review Board Training (CLG Offered)
- Discussion on possible day to schedule work session (May 17th or June 14th)

G. ADJOURNMENT

On Motion by Mr. Hartshorn, seconded by Mr. Anderson, the board voted to adjourn the meeting.

The roll call vote was as follows:

Mr. Dwayne Anderson	Aye
Mr. Peyton Boyd	Aye
Mrs. Brooke Bunn	Aye
Mrs. Betsy White	Aye
Mrs. Kristi Hartshorn	Aye

Mrs. White declared the meeting adjourned.

Meeting adjourned at 6:43 P. M.

_____ **Betsy White, Chairman**

_____ **Gabriel Cristofari, Senior Planner/GIS
Specialist**

**TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
SPECIAL CALLED MEETING
WEDNESDAY, MAY 16, 2023 – 5:30 P.M.
COUNCIL CHAMBERS– MUNICIPAL BUILDING**

A special called meeting of the Historic Preservation Review Board was held on Tuesday, May 16, 2023 at 5:30 pm in the Council Chambers in the Municipal Building.

A. WELCOME BY– Mrs. Betsy White (Chair)

B. ROLL CALL – Mr. Gabriel Cristofari, Senior Planner/GIS

Members of the Board Present: **Mr. Dwayne Anderson**
 Mr. Peyton Boyd
 Mr. Brooke Bunn
 Mrs. Betsy White
 Mrs. Kristi Hartshorn

Members Absent: None

Comprising a quorum of the Board – Yes

Administrative Town Staff: **Mrs. Mayana Rice, Assistant Town Manager**
 Mr. Gabriel Cristofari, Senior Planner/GIS
 Mr. Nick Howard, Planning Tech

C. CERTIFICATE OF APPROPRIATENESS

- 1. *Certificate of Appropriateness – Mary Sorenson, 117 W. Main Street, Abingdon, VA 24210. Owner. Certificate of Appropriateness for Landscaping & Railing Installation. Located at 117 W. Main Street, Abingdon, VA 24210. Tax Map (012-1-84)***

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Gabriel Cristofari provided the staff report.

Mary Sorenson (Applicant/Owner) has requested approval of a Certificate of Appropriateness for landscaping, a metal railing, and concrete steps. The property is located on 117 W. Main Street (Parcel 012-1-84).

The property is within the Old and Historic Zoning District (Sub-District 1).

The one and a half story Craftsman style structure dates back to the early 1930's and is a contributing structure. The garage located at the rear of the property is noncontributing.

Refer to March 2023 and April 2023 staff reports and decision letters for details concerning previous portions of this project and approvals.

The applicant proposed various types of foliage and a decorative rock formation in the southeast corner green space of the property. The ground cover for the southeast corner green space will consist of pea gravel of various earthen tones.

Within the front courtyard running along the concrete retaining wall will be garden beds. The existing brick walkways will be torn out and replaced with earthen tone concrete pavers set in a herringbone pattern. The bricks from the existing walkways will be re-laid in a herringbone pattern as a perimeter around the centrally located earthen tone concrete pavers.

Leading from the central courtyard to the green space in the southwest corner are proposed concrete steps. The proposed concrete steps will match as close as possible to the existing concrete steps and retaining wall.

In the southwest corner of the property will be a 10 ft. metal flagpole with associated gardens nearby throughout. The garden beds as depicted on the site plan will be covered with pea gravel of various earthen tones. The remaining space will be brown pea gravel.

The applicant also proposed a metal railing/handrail for the steps leading from the applicant's front courtyard to the Town owned sidewalk. The newel post will resemble a log, whereas the remaining features of the railing will resemble tree branches. No historical evidence could be found showing this railing design was located at 117 W. Main Street.

Mrs. Sorenson clarifies that the brick being proposed for the courtyard will not be laid in a herringbone pattern, but rather in a soldier pattern.

Gravel being proposed would be similar to a smooth river rock, colored in earthen tones.

Public comments were made by an individual. He stated that the Department of Interior guidelines specify that additions to houses are supposed to be consistent with the historic use of the property as well as consistent with the existing structure of the property. He states that the type and style of the proposed handrail should be consistent with the style of the house.

On a motion by Mrs. Hartshorn, seconded by Mr. Anderson, the board voted to approve all of the items on the application except the proposed handrail in the front courtyard.

The roll call vote was as follows:

Mr. Dwayne Anderson	Aye
Mr. Peyton Boyd	Aye
Mrs. Brooke Bunn	Aye
Mrs. Betsy White	Aye

Mrs. Kristi Hartshorn Aye

PUBLIC COMMENTS - None

D. BUSINESS/MATTERS NOT ON THE AGENDA

- 122 Valley Street COA Waiver, Landscaping
- 164 Valley Street COA Waiver, Like for Like Window Replacement
- 227 E Main Street COA Waiver, Painting House Same Paint Scheme

G. ADJOURNMENT

On a motion by Mr. Anderson, seconded by Mrs. Hartshorn, the board voted to adjourn the meeting.

The roll call vote was as follows:

Mr. Dwayne Anderson	Aye
Mr. Peyton Boyd	Aye
Mrs. Brooke Bunn	Aye
Mrs. Betsy White	Aye
Mrs. Kristi Hartshorn	Aye

Mrs. White declared the meeting adjourned.

Meeting adjourned at 6:00 P. M.

Betsy White, Chairman

Gabriel Cristofari, Senior Planner/GIS Specialist



STAFFREPORT

TO: ABINGDON HISTORIC PRESERVATION BOARD (HPRB)

FROM: GABRIEL CRISTOFARI, SENIOR PLANNER/GIS

SUBJECT: PROPERTY VIOLATION DISCUSSION/RESOLVEMENT

**PUBLICATION
DATE:** MAY 31, 2023

**MEETING
DATE:** JUNE 7, 2023

LOCATION: COUNCIL CHAMBERS, TOWN HALL
133 WEST MAIN STREET, ABINGDON, VA

Anne Hutton (Owner/Applicant) is before the HPRB to discuss and determine a path forward to resolve items in violation related to the Virginia Maintenance Code and the Town of Abingdon Municipal Code concerning maintenance of historic properties. The property is located at 101 E. Valley Street (Parcel 019-2-16).

Many of the items found in violation are related to architectural features of a wooden nature.

VICINITY MAP:



ENTRANCE CORRIDOR FRONTAGE:



View of E. Valley looking East



View of E. Valley Street looking West

ZONING MAP:



STAFF FINDINGS:

1. **Location.** The Subject Property contains approximately .54 acres and is legally described as VALLEY ST ACR .54 (Tax Map No. 012-1-28). Generally, the Subject Property is located at 101 E. Valley Street.
2. **Background.** According to “Places In Time Volume I” by Nanci C. King, this land was originally part of the Fruit Hill tract belonging to William King, and sold by the Trustees of Abingdon Academy to satisfy the conditions of his will to provide money for the Academy. It was purchased by Alexander Findlay in 1827, construction began that same year. In 1909 Mr. and Mrs. J.W. Bell purchased the structure and would go on to do extensive renovations including, adding the east and west wings, and encasing the old part of the house in new brick to match the wings. Most of the Federal style has been retained with some architectural features more Colonial Revival in style.

The Alexander Findlay House is one of Abingdon’s oldest houses in the OH District and retains many early 19th century features including an English basement and the original Flemish bond brick pattern underneath the current 20th century brick veneer. The one-and-a-half story, five bay, Federal style structure retains much of its original fabric including historic period windows, and original wood detailing.

3. **Access.** Access to the site will continue to be E. Valley Street.
4. **Adjacent Land Uses/Zoning.** Adjoining properties are OH on three sides. To the North are parcels zoned R-3 (Residential).
5. **Applicable Requirements of Virginia Maintenance Code and the Town of Abingdon Municipal Code presented by Steve McLaughlin, Town of Abingdon Code Compliance Officer**

Section 5-2-7 - Maintenance of Historic Properties.

- (a) *Protective maintenance required. Pursuant to Code of Virginia, § 15.2-2280, as amended, all unoccupied buildings and structures subject to this article shall be preserved against decay and deterioration, maintained free from structural defects and repaired to the extent necessary to prevent irreparable damage. For purposes of this article, a building or structure is unoccupied if in the preceding 12 calendar months no person has inhabited the premises on a continuous basis as a residence, place of work or place of carrying on official duties.*
- (b) *Standard of maintenance and repair required. The maintenance and repair required by this Section 5-2-7 must be sufficient to:*
 - (1) *Protect the structural components of the building or structure and its exterior from damage by reason of either collapse or deterioration to such an extent that repair and preservation are not economically feasible; and*
 - (2) *Maintain the character of the district in which the building or structure is located. Specific items of maintenance and repair include but are not limited to correction of any of the*

following defects:

- a. Deterioration of exterior walls, chimneys, foundations or other vertical support.*
- b. Deterioration of flooring or floor supports roofs or other horizontal members.*
- c. Leaning, sagging, splitting, listing or buckling caused by deterioration under Subsection (b)(2)a and b.*
- e. Defective waterproofing of exterior walls, roofs and foundations including windows and doors.*
- f. Inadequate weather protection for exterior wall and roof coverings, including lack of paint.*
- g. Insect infestation, rotting, holes and other forms of decay.*
- h. Deterioration of exterior stairs, porches, handrails, window and door frames*
- i. Deterioration of architectural details, including cornices, entablatures and wall facings.*
- j. Delamination, instability, crumbling or loss of shape from deterioration under Subsection (b)(2)f and g.*

Staff Findings:

Exhibit A: Evidence violations of Sec. 5-2-7 because of inadequate water protection or lack of paint, defective waterproofing of windows and rotting or other forms of decay.



Exhibit B: Evidence of violations of Sec. 5-2-7 because of rotting, holes and other forms of decay and defective waterproofing and lack of paint.



Exhibit C: Evidence of violations of Sec. 5-2-7 because of defective waterproofing and lack of paint and rotting and other forms of decay.



Exhibit D: Evidence of violations of Sec. 5-2-7 because of defective waterproofing and lack of paint and rotting and other forms of decay.



Exhibit E: Evidence of violations of Sec. 5-2-7 because of inadequate water protection or lack of paint, defective waterproofing of windows and rotting or other forms of decay.



Exhibit F: Evidence of violations of Sec. 5-2-7 because of deterioration of exterior stairs and porches.



Exhibit G: Evidence of violations of Sec. 5-2-7 because of deterioration of exterior stairs and porches.



Exhibit H: Evidence of violations of Sec. 5-2-7 because of rotting, holes and other forms of decay and defective waterproofing and lack of paint.



Exhibit I: Evidence of violations of Sec. 5-2-7 because of rotting, holes and other forms of decay and defective waterproofing and lack of paint.



Violations of the Virginia Maintenance Code are as follows:

VMC 304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and watertight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

VMC 304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

VMC 304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

VMC 304.8 Decorative features. Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

Staff Findings:

Exhibit A: Evidence of violations of VMC 304.2 and VMC 304.8 because of lack of protective covering on shutters, lack of maintenance, and lacking proper anchorage to the window.



Exhibit B: Evidence of violations of VMC 304.2 and VMC 304.6 because of lack of protective treatment on the wood as well as rotting, loose materials, and holes.



Exhibit C: Evidence of violations of VMC 304.2 because of lack of protective covering on the wood causing deterioration.



Exhibit D: Evidence of violations of VMC 304.2 because of lack of protective covering on the wood causing deterioration.



Exhibit E: Evidence of violations of VMC 304.2 and VMC 304.8 because of lack of protective covering on shutters, lack of maintenance, and lacking proper anchorage to the window.



Exhibit F: Evidence of violations of VMC 304.10 because of lack of maintenance of the exterior stairs and deck causing it to need repairs.



Exhibit G: Evidence of violations of VMC 304.10 because of lack of maintenance of the exterior stairs and deck causing it to need repairs.



Exhibit H: Evidence of violations of VMC 304.2 and VMC 304.6 because of lack of protective treatment on the wood as well as rotting, loose materials, and holes.



Exhibit I: Evidence of violations of VMC 304.2 and VMC 304.6 because of lack of protective treatment on the wood as well as rotting, loose materials, and holes.



Overall Staff Finding & Corrective Measures:

In summary, the Alexander Findlay House holds a significant amount of historic integrity. However, many of the wooden architectural features are in danger of being lost and need either repair or replacement with like for like materials if beyond repair. On each façade is evidence of paint peeling or completely missing from the wooden substrate resulting in rotting wood. If left unchecked this water damage could affect other components of the structure causing further decay.



Primary or Southern Elevation



Primary or Southern Elevation

Corrective Measures:

- Wood portions of the structure shall be stripped of peeling paint and repainted with same color as existing.
- Wood on steps to porch and on porch itself that is buckling or rotting should be replaced with like for like material.
- Any gutters or downspouts that are leaking should be repaired or replaced with period appropriate pieces.
- Shutters should be restored/painted or completely removed and repaired.
- Repair any rotting fascia and soffit. If replacement is needed do with like for like materials.

REQUIRED ACTIONS OF THE HISTORIC PRESERVATION REVIEW BOARD:

The role of the Historic Preservation Review Board in this instance is to decide on the Certificate of Appropriateness request. The following sample motions have been provided by staff for consideration by the HPRB:

Sample Motion for Approval: Having reviewed and considered the application materials, staff report, and public comment, in accordance with the requirements of Section 8-4 of the Town of Abingdon Zoning Ordinance, I move to approve the Certificate of Appropriateness for 101 E. Valley Street, with approval subject to all applicable laws and regulations.

Sample Motion for Denial: Having reviewed and considered the application materials, staff report, and public comment, in accordance with the requirements of Section 8-4 of the Town of Abingdon Zoning Ordinance, I move to deny the Certificate of Appropriateness for 101 E. Valley Street.

Sample Motion for Continuance: Having reviewed and considered the application materials, staff report, and public comment, I move to continue 101 E. Valley Street Certificate of Appropriateness for the purpose of (explain reason for continuance, and if applicable, specify any additional information that is being requested) until (state the date when the item will be heard again).



TOWN OF ABINGDON

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Anne P Hutton & Eleanor Hall Hutton
101 E Valley Street
Abingdon, VA 24210

Re: 101 Valley Street
Tax Map ID: 012-1-28
Reference #:22V00047

Dear Responsible Party,

This letter will serve as your official notice that the above referenced property is in violation of the following sections of the Virginia Maintenance Code and the Town of Abingdon Municipal Code. Please see a detail of the violations listed below as well as included photos for your reference.

38-27 Weeds and trash declared public nuisance; abatement required.

Weeds growing or trash lying on any parcel shall constitute a public nuisance, except that in the case of a parcel greater than one acre in area natural vegetation growing more than 50 feet from every property line shall not constitute a public nuisance. It shall be unlawful to cause or allow a public nuisance with any respect to a parcel. The owner of any parcel shall abate any public nuisance with respect to his parcel.

Sec. 38-28. Weeds and/or trash prohibited; duty of owner to remove weeds and trash.

It shall be unlawful and a public nuisance for the owner of any parcel to allow weeds, as defined herein, to grow or trash to stand upon such parcel. It shall be the duty of the owner of any parcel to immediately cut, remove or destroy any and all weeds and to remove trash on his parcel. Any owner who shall violate any provision of this section shall be deemed guilty of a Class 4 misdemeanor and each day that such weeds shall remain uncut or such trash is allowed to stand after the period within which they are required hereunder to be cut or removed shall be deemed to constitute a separate offense under this section.

In the event you do not comply within the time specified in this letter, pursuant to **Section 38-29**:

- (1) Be advised that if the grass and weeds are not cut within the prescribed time (14 days from the receipt of this notice) and that if the violation remains, the town will proceed to abate the nuisance with the costs thereof together with an administrative fee and interest authorized by this article being specially assessed against the owner and the parcel.
- (2) The cost of abatement together with the administrative fee and interest constitutes a lien against the property in favor of the town.
- (3) You will have within fourteen (14) days of the receipt of this notice to appeal to the town manager stating in detail the reasons why the proposed action should not be taken.

Please be advised that the violations listed below will have a compliance date of 7/15/2023.

Section 5-2-7 - Maintenance of historic properties.

(a) Protective maintenance required. Pursuant to Code of Virginia, § 15.2-2280, as amended, all unoccupied buildings and structures subject to this article shall be preserved against decay and deterioration, maintained free from structural defects and repaired to the extent necessary to prevent irreparable damage. For purposes of this article, a building or structure is unoccupied if in the preceding 12 calendar months no person has inhabited the premises on a continuous basis as a residence, place of work or place of carrying on official duties.

(b) Standard of maintenance and repair required. The maintenance and repair required by this Section 5-2-7 must be sufficient to:

(1) Protect the structural components of the building or structure and its exterior from damage by reason of either collapse or deterioration to such an extent that repair and preservation are not economically feasible; and

(2) Maintain the character of the district in which the building or structure is located. Specific items of maintenance and repair include but are not limited to correction of any of the following defects:

a. Deterioration of exterior walls, chimneys, foundations or other vertical support.

b. Deterioration of flooring or floor supports roofs or other horizontal members.

c. Leaning, sagging, splitting, listing or buckling caused by deterioration under Subsection (b)(2)a and b.

e. Defective waterproofing of exterior walls, roofs and foundations including windows and doors.

f. Inadequate weather protection for exterior wall and roof coverings, including lack of paint.

g. Insect infestation, rotting, holes and other forms of decay.

h. Deterioration of exterior stairs, porches, handrails, window and door frames

i. Deterioration of architectural details, including cornices, entablatures and wall facings.

j. Delamination, instability, crumbling or loss of shape from deterioration under Subsection (b)(2)f and g.

Exhibit A evidences violations of Sec. 5-2-7 because of inadequate water protection or lack of paint, defective waterproofing of windows and rotting or other forms of decay.

Exhibit B evidences violations of Sec. 5-2-7 because of rotting, holes and other forms of decay and defective waterproofing and lack of paint.

Exhibit C evidences violations of Sec. 5-2-7 because of defective waterproofing and lack of paint and rotting and other forms of decay.

Exhibit D evidences violations of Sec. 5-2-7 because of defective waterproofing and lack of paint and rotting and other forms of decay.

Exhibit E evidences violations of Sec. 5-2-7 because of inadequate water protection or lack of paint, defective waterproofing of windows and rotting or other forms of decay.

Exhibit F evidences violations of Sec. 5-2-7 because of deterioration of exterior stairs and porches.

Exhibit G evidences violations of Sec. 5-2-7 because of deterioration of exterior stairs and porches.

Exhibit H evidences violations of Sec. 5-2-7 because of rotting, holes and other forms of decay and defective waterproofing and lack of paint.

Exhibit I evidences violations of Sec. 5-2-7 because of rotting, holes and other forms of decay and defective waterproofing and lack of paint.

The violations of the Virginia Maintenance Code are as follows:

VMC 304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and watertight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

VMC 304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

VMC 304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

VMC 304.8 Decorative features. Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

Exhibit A evidences violations of VMC 304.2 and VMC 304.8 because of lack of protective covering on shutters, lack of maintenance, and lacking proper anchorage to the window.

Exhibit B evidences violations of VMC 304.2 and VMC 304.6 because of lack of protective treatment on the wood as well as rotting, loose materials, and holes.

Exhibit C evidences violations of VMC 304.2 because of lack of protective covering on the wood causing deterioration.

Exhibit D evidences violations of VMC 304.2 because of lack of protective covering on the wood causing deterioration.

Exhibit E evidences violations of VMC 304.2 and VMC 304.8 because of lack of protective covering on shutters, lack of maintenance, and lacking proper anchorage to the window.

Exhibit F evidences violations of VMC 304.10 because of lack of maintenance of the exterior stairs and deck causing it to need repairs.

Exhibit G evidences violations of VMC 304.10 because of lack of maintenance of the exterior stairs and deck causing it to need repairs.

Exhibit H evidences violations of VMC 304.2 and VMC 304.6 because of lack of protective treatment on the wood as well as rotting, loose materials, and holes.

Exhibit I evidences violations of VMC 304.2 and VMC 304.6 because of lack of protective treatment on the wood as well as rotting, loose materials, and holes.

Prior to the start of any repairs to the home, an application for a Certificate of Appropriateness shall be submitted to the community development department and reviewed and approved by the historic preservation review board.

Corrective Measures:

- Wood portions of the home shall be stripped of peeling paint and painted.
- Wood on steps to porch and on porch itself that is buckling or rotting should be replaced
- Any gutters or downspouts that are leaking should be repaired or replaced.
- Shutters should be restored/painted or completely removed from the home.
- Repair any rotting fascia and soffit.

To avoid further code enforcement action, the violations regarding the maintenance of the home shall be corrected no later than 7/15/2023. If progress is made toward the correction of the violations, an extension of time may be granted. It is our desire to work with you to resolve this issue. Thank you for your cooperation in this matter.

Sincerely,

Steve McLaughlin
Code Compliance
279-269-6746
smclaughlin@abingdon-va.gov

EXHIBIT A



EXHIBIT B



EXHIBIT C



EXHIBIT D



EXHIBIT E



EXHIBIT F



EXHIBIT G



EXHIBIT H



EXHIBIT I

























TOWN OF ABINGDON

COMMUNITY DEVELOPMENT

Building • Planning • Code Enforcement

Office Use Only

Fees: \$ _____

APPLICATION FOR WAIVER OF CERTIFICATE OF APPROPRIATENESS

Location of Property	Street Address 180 E Main St	
	City, State, Zip Code Abingdon VA 24210	Parcel Number 013-1-108
Applicant Information	Name Kyle King	
	Phone 2766989976	
	Mailing Address, City, State, Zip Code 241 Gillespie Dr, Abingdon, VA, 24210, USA	
Owner Information	Select Applicant Relation to Property below: Property Owner <input type="checkbox"/> Property Owner <input type="checkbox"/> Lessee <input type="checkbox"/> Other:	
	Email hawkingholdings@gmail.com	
	Name of Owner Hawking Holdings	
Important Information	Mailing Address, City, State, Zip Code 241 Gillespie Dr Abingdon Va 24210	
	Name of Business (if applicable)	
	Email hawkingholdings@gmail.com	
Project Description	Application is hereby made for waiver of Certificate of Appropriateness under Article 8, Section 8-4-1, (b) of the Zoning Ordinance of the Town of Abingdon. Such waiver is limited to the following under the Guidelines adopted on May 5, 2004 by the Board of Architectural Review as follows: ➤ The Zoning Administrator of the Town may determine that certain minor actions involving buildings and structures within the Old and Historic District and/or Entrance Corridor will have no permanent effect on the character of the District, and, by written waivers exempt the minor actions from review by the Board of Architectural Review. Such minor action shall be limited to the following: A. Repainting in a paint scheme that duplicates the existing paint colors. Provided, however, • The paint used should be of high quality to provide long lasting finish. • Paint colors should be appropriate for the building or structure's architectural style and design, as to which the Board of Architectural Review will provide recommendations at the owner's request. • Unpainted masonry should be left unpainted. B. Addition or deletion of storm windows and doors, window gardens, awnings, temporary canopies, window air conditioners, or similar appurtenances. C. Addition or deletion of television or radio antennas, skylights, or solar collectors in locations not visible from a public street, right-of-way, or place. D. Any alterations or other changes within the building or structure, which are not visible from a public street, right-of-way, or place. E. Relocation of heating and cooling systems on the property provided they are screened per the Design Guidelines. F. Planting of grass, trees, or shrubs, and other landscape improvements, excluding, however, any landscape, or involve construction of fences, walls, walkways, pools, fountains, and like improvements, which might affect the appearance of the site. G. Repair/replacement using materials that replicate existing material.	
	1) <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G	What is the subject of this request from the list above in Important Information: A List Item(s) and Details Windows are chipping and peeling, going to scrape and repaint as needed




Continued on Page 2



TOWN OF ABINGDON

COMMUNITY DEVELOPMENT

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	2)	Have you included the appropriate drawings, plans, or other depiction of the proposed addition, deletion, or other alterations; together with samples of the materials and colors to be used in taking the minor actions? <input type="checkbox"/> Yes <input type="checkbox"/> N/A N/A			
Applicant Signature	I hereby certify that I am the owner of the record herein described property, or that the proposed work has been authorized by the owner of record and that I have been authorized to make this application as a designated agent. I agree to conform to all applicable state and local regulations, rules, and policies. In addition, I certify that the code official or his authorized representative shall have the authority to enter the area(s) described herein for the purpose of enforcing the provisions of the applicable code(s). I further authorize Town Staff to notify any adjoining property owners of this application. I certify all answers to questions and additional statements, within this application, are true, as confirmed by my signature below.				
	Applicant (Print Name) Kyle King		Signature of Applicant 		Date May 22, 2023
Owner Affidavit	My signature below confirms that I am familiar with the Code of Virginia, Title 54.1-1111 which regulates contractors; I am aware that anyone who performs work for me is required to have a state contractor license and trade certification (if applicable); that I may be subject to withholding taxes for those working on my project; and that I am not subject to licensure as a contractor or subcontractor for this project.				
	Property Owner (Print Name) Hawking Holdings		Signature of Property Owner 		Date May 22, 2023
Office Use Only	<input type="checkbox"/> Approved <input type="checkbox"/> Denied Reasoning: Existing windows will be painted white to match existing paint color.		Official Signature 		Date 5/30/2023

Attachment for Drawings, Plans, Depiction, Etc.: , MB



TOWN OF ABINGDON

COMMUNITY DEVELOPMENT

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Office Use Only

Fees: \$ _____

APPLICATION FOR WAIVER OF CERTIFICATE OF APPROPRIATENESS

Location of Property	Street Address 208 East Main	
	City, State, Zip Code Abingdon, VA 24210	Parcel Number
Applicant Information	Name PennStuart	Phone 276-628-5151
	Mailing Address, City, State, Zip Code 208 E Main St, Abingdon, VA, 24210, USA	
	Select Applicant Relation to Property below: Property Owner <input type="checkbox"/> Property Owner <input type="checkbox"/> Lessee <input type="checkbox"/> Other:	Email mbellamy@pennstuart.com
Owner Information	Name of Owner PennStuart	Phone 276-628-5151
	Mailing Address, City, State, Zip Code 208 East Main Street, Abingdon, VA 24210	
	Name of Business (if applicable) PennStuart	Email mbellamy@pennstuart.com
Important Information	<p>Application is hereby made for waiver of Certificate of Appropriateness under Article 8, Section 8-4-1, (b) of the Zoning Ordinance of the Town of Abingdon. Such waiver is limited to the following under the Guidelines adopted on May 5, 2004 by the Board of Architectural Review as follows:</p> <ul style="list-style-type: none">➤ The Zoning Administrator of the Town may determine that certain minor actions involving buildings and structures within the Old and Historic District and/or Entrance Corridor will have no permanent effect on the character of the District, and, by written waivers exempt the minor actions from review by the Board of Architectural Review. Such minor action shall be limited to the following:<ul style="list-style-type: none">A. Repainting in a paint scheme that duplicates the existing paint colors. Provided, however,<ul style="list-style-type: none">• The paint used should be of high quality to provide long lasting finish.• Paint colors should be appropriate for the building or structure's architectural style and design, as to which the Board of Architectural Review will provide recommendations at the owner's request.• Unpainted masonry should be left unpainted.B. Addition or deletion of storm windows and doors, window gardens, awnings, temporary canopies, window air conditioners, or similar appurtenances.C. Addition or deletion of television or radio antennas, skylights, or solar collectors in locations not visible from a public street, right-of-way, or place.D. Any alterations or other changes within the building or structure, which are not visible from a public street, right-of-way, or place.E. Relocation of heating and cooling systems on the property provided they are screened per the Design Guidelines.F. Planting of grass, trees, or shrubs, and other landscape improvements, excluding, however, any landscape, or involve construction of fences, walls, walkways, pools, fountains, and like improvements, which might affect the appearance of the site.G. Repair/replacement using materials that replicate existing material.	
Project Description	What is the subject of this request from the list above in Important Information:	
	1) <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D A, G <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G	List Item(s) and Details Repair or replace wooden window sills, repaint using the same color; Scrape, sand and paint handicap handrail using the same color.


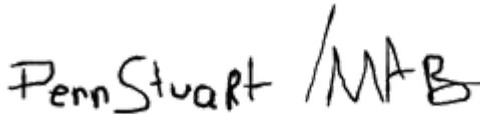

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	2)	Have you included the appropriate drawings, plans, or other depiction of the proposed addition, deletion, or other alterations; together with samples of the materials and colors to be used in taking the minor actions? <input type="checkbox"/> Yes <input type="checkbox"/> N/A N/A		
Applicant Signature	I hereby certify that I am the owner of the record herein described property, or that the proposed work has been authorized by the owner of record and that I have been authorized to make this application as a designated agent. I agree to conform to all applicable state and local regulations, rules, and policies. In addition, I certify that the code official or his authorized representative shall have the authority to enter the area(s) described herein for the purpose of enforcing the provisions of the applicable code(s). I further authorize Town Staff to notify any adjoining property owners of this application. I certify all answers to questions and additional statements, within this application, are true, as confirmed by my signature below.			
	Applicant (Print Name) Missy Bellamy	Signature of Applicant 	Date May 15, 2023	
Owner Affidavit	My signature below confirms that I am familiar with the Code of Virginia, Title 54.1-1111 which regulates contractors; I am aware that anyone who performs work for me is required to have a state contractor license and trade certification (if applicable); that I may be subject to withholding taxes for those working on my project; and that I am not subject to licensure as a contractor or subcontractor for this project.			
	Property Owner (Print Name) PennStuart	Signature of Property Owner 	Date May 15, 2023	
Office Use Only	<input type="checkbox"/> Approved <input type="checkbox"/> Denied Approved Reasoning: Staff mentioned to applicant window sills should be repaired instead of replaced. Replacement should only be for wooden window sills damaged beyond repair.		Official Signature 	Date 5/24/2023

Attachment for Drawings, Plans, Depiction, Etc.: , MB